

STATE OF ALABAMA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
STATE LANDS DIVISION

INVITATION FOR BIDS FOR THE SALE OF STATE LAND
LOCATED IN HALE COUNTY, ALABAMA

Notice is hereby given pursuant to Code of Alabama, 1975, Section 9-15-70 et seq. that sealed bids for the sale of state property will be received by the State Lands Director until April 18, 2007, at 2:00 p.m., at which time all bids will be publicly opened and read in the office of the State Lands Division, Department of Conservation and Natural Resources, 464 Folsom Administrative Building, Montgomery, Alabama 36130-1901.

The property, known as the FARQUHAR CATTLE RANCH TRACT, made the subject of this notice is described as follows:

540 acres, more or less, in Hale County, being part of the Farquhar Cattle Ranch, and being more particularly described as follows:

The Southeast fraction of Section 2, lying east of the Black Warrior River, and containing approximately one (1) acre; and all of Section 1 lying east of the Black Warrior River, all in T19N, R3E, containing in the aggregate, 540 acres, more or less.

Any conveyance will be made subject to that certain Restrictive Covenant recorded in the office of the Judge of Probate of Hale County, Alabama at Deed Book A141, Page 998, et seq., and all other exceptions, reservations and restrictions of record.

Access to property will be provided by a permit to cross adjoining state lands. Buyer, at its expense, will be required to fence along access in accordance with Department of Corrections requirements.

The MINIMUM BID for the subject property is set at \$1,407,000.00

Each bid submitted must be accompanied by a certified or cashier's check in the amount of \$275,000.00 as a bid deposit made payable to the State Lands Division which will be forfeited if the bid is accepted and the Bidder does not complete the transaction. Any bid submitted without such check will not be considered. Unsuccessful bidders' deposits will be returned promptly following the bid opening. The successful bidder's deposits will be applied to the purchase price of the successful bid.

All bids submitted must be clearly marked on the outside of the envelope "SEALED BID FOR FARQUHAR CATTLE RANCH TRACT, HALE COUNTY, ALABAMA, NOT TO BE OPENED UNTIL APRIL 18, 2007, AT 2:00 p.m." and mailed to: State Lands Division, Room 464, Folsom administrative Building, 64 North Union Street, Montgomery, Alabama 36130.

NO BID SHALL BE RECEIVED FOR ANY REASON ANY TIME AFTER THE ADVERTISED DEADLINE.

The successful bidder must complete the transaction within 30 days of award or forfeit the

bid deposit. Specification of a minimum bid amount to be considered does not suggest acceptance of any bid which may exceed that amount. The State does not warrant nor guarantee title to the lands herein advertised.

This sale is conducted pursuant to the provisions of the Alabama Land Sales and Leasing Act (Act 95-280) and/or other laws of the State of Alabama governing this transaction whether or not included in this notice. The State reserves the right to reject any or all bids and to negotiate a higher sales price for the purchase of the property. No sale may be made at a price less than the highest bid received or published minimum, whichever is highest.

The property may be inspected at any time before April 18, 2007, at 2:00 p.m., by contacting the State Lands Division. Persons desiring further information regarding this sale may contact the State Lands Division at the above address, or by telephone at (334) 242-3484.


James H. Griggs
State Lands Director

2/26/2007
DATE